

## FOR SALE

### FIRST FLOOR ONE BEDROOM - RETIRMENT FLAT\*



## 20 WESTON COURT, FARNHAM CLOSE, WHETSTONE, N20 9PQ

A first floor one-bedroom retirement flat, overlooking the well-kept landscaped communal gardens.

The development benefits from a communal lounge for socialising, a laundry room, a guest suite (available for a small fee), a passenger lift to the upper floors, and resident parking.

The property faces the rear and is very quiet. Situated just one third of a mile from Whetstone High Road, and with shops including Waitrose, Marks & Spencer, and Boots the Chemist - with bus stops to the front of the development linking Barnet and Whetstone.

*The property is offered to the market chain free.*

#### FEATURES AND ACCOMMODATION

ONE BEDROOM • RECEPTION • KITCHEN • SHOWER ROOM • DOUBLE GLAZING  
COMMUNAL RESIDENTS LOUNGE • LAUNDRY ROOM • GUEST SUITE (at cost, must be pre-booked)  
COMMUNAL GARDENS • PARKING • HOUSE MANAGER • 'CARELINE' SYSTEM • LIFT ACCESS

*\* Minimum age requirement is 60 – please call to discuss.*

**£150,000 LEASEHOLD – CHAIN FREE**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



Situated on the first floor - garden side.

Front door opening to;

**Entrance hallway,**

Carpet, coving, *Careline* pull cord, walk-in linen/storage cupboard with hot water cylinder, fuses & electricity meter.

**Reception 22'3 max x 10'6 max, narrowing to 6'9 (6.78m max by 3.20m max to 2.06m)**

Carpet, coving, *Careline* pull cord, electric heater, decorative fire place with stone hearth & surround and wooden mantle, double glazed tilt & turn windows overlooking communal gardens, pair of double multi-paned doors to;

**Kitchen - Irregular shape – 7'6 max x 7' max (2.29m max x 2.13m max)**

Fitted wall and base units with stainless steel sink & drainer, space for under unit fridge & freezer, electric oven /grill, electric hob and hood above. Part tiled walls, vinyl floor, wall mounted fan heater (not tested), double glazed tile & turn windows overlooking garden.

**Bedroom (not square) – 15'9 measured into wardrobe x 9' maximum, narrowing to 5' (4.80m x 2.74m narrowing to 1.52m)**

Carpet, built-in wardrobe, decorative coving, *Careline* pull cord, electric heater, double glazed tilt & turn window overlooking garden.

**Shower Room**

Wet room with low level shower screen, pedestal wash hand basin, close coupled WC, air extractor, electric wall heater, *Careline* pull cords, tiling to walls.

**Communal Gardens:**

Well maintained - with lawn, shrubs, small trees & seating areas, plus an additional paved terrace area accessible from the communal residents lounge.

**Parking:**

Residents and visitors parking.

**Tenure and Outgoings:** Leasehold: 125 years from 1<sup>st</sup> June 1994 (96 years remaining)

**Current service charge:** Half yearly (September 2023 – February 2024) £1,710.90.

**Ground Rent** £258.18 - half yearly

**Council Tax Band:** D

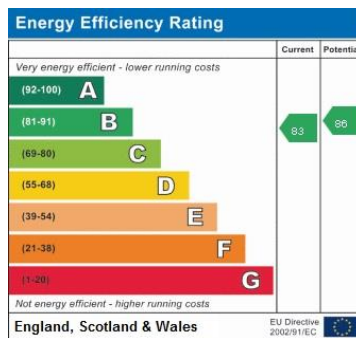
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# MAUNDER TAYLOR

20 Weston Court, Farnham Close, Whetstone, N20

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